



November 10, 2010

Vanasse Hangen Brustlin, Inc.

Brona Simon  
State Historic Preservation Officer  
Massachusetts Historical Commission  
220 Morrissey Boulevard  
Boston, MA 02125

Re: Project Notification Form – Phase II Demolitions – Uniroyal Complex, 154 Grove Street  
and Facemate Complex, 5 West Main Street, Chicopee, MA

Dear Brona:

In compliance with 950 CMR 71.00: M.G.L. c. 9, §§ 26-27C as amended by St.1988, c.254 and Section 106 of the National Historic Preservation Act, I have enclosed a Project Notification Form (PNF) for the proposed demolition of 13 buildings in both the Uniroyal and the Facemate complexes.

Enclosed please find:

- Completed and signed Project Notification Forms
- Figure 1. Site Location Map (USGS) indicating the location of the project
- Photographs (48 images)
- Figure 2, which shows the location of subject buildings by their #s and the direction and number of the 48 photographs
- Baseline Conditions and Market Analysis for the Redevelopment of the Former Uniroyal and Facemate Properties in Chicopee Falls, MA, April 21, 2010
- Phase 1 Investigations Report: Uniroyal/Facemate Building Complex, Chicopee, MA, May 2010
- Phase 2 Building Assessment: Uniroyal/Facemate Building Complex, Interim Report, August 30, 2010
- Phase 2 Building Assessment: Uniroyal/Facemate Building Complex, Addendum #1 – September 2010, Building Code Requirements

Thank you so much for your attention to this matter.

Very truly yours,

VANASSE HANGEN BRUSTLIN, INC.

Rita Walsh  
Senior Preservation Planner

Brona Simon  
Project No.: 10540.04  
November 10, 2010  
Page 2

XC: Tom Haberlin, City of Chicopee Economic Development Department  
Edmund Starzec, Mass Development  
Geoffrey Morrison-Logan, VHB



950 CMR: OFFICE OF THE SECRETARY OF THE COMMISSION

APPENDIX A  
MASSACHUSETTS HISTORICAL COMMISSION  
Massachusetts Archives Building  
220 Morrissey Boulevard  
Boston, MA 02125  
617-727-8470, Fax: 617-727-5128

**PROJECT NOTIFICATION FORM**

Project Name Uniroyal/Facemate Complex – Phase II Demolitions  
Location / Address 154 Grove Street (Uniroyal) and 5 West Main Street (Facemate)  
City / Town Chicopee Falls, MA 01020  
Project Proponent  
Name Thomas Haberlin, Economic Development Director, Office of Community Development  
Address 17 Springfield Street  
City / Town Chicopee, MA 01013  
Telephone # (413) 519-7167

Agency license or funding for the project (list all licenses, permits, approvals, grants or other entitlements being sought from state and federal agencies).

Agency Name:

Type of License or Funding (specify)

US Department of Housing & Development

Community Development Block Grant

**Project Description (narrative):**

The project involves the proposed demolition of 8 (eight) buildings on the Uniroyal property at 154 Grove Street and 5 (five) buildings on the Facemate property, 5 West Main Street, which are listed and described below in the section regarding buildings proposed for demolition. HUD funding is being sought to demolish some of the buildings; the City anticipates that state and/or federal funding will be secured to demolish the others. See Figure 2, which shows the footprint of all buildings, identified by the building numbers used in this PNF, as well as the locations of photographs of every structure. The assigned number for buildings within the Facemate complex does not correspond to earlier numbers that may be on file in the Phase I demolition PNF (for the Fisk/Uniroyal site) previously submitted to the Massachusetts Historical Commission (MHC#46829).

The City of Chicopee is currently overseeing the preparation of a master plan for the site, which includes both complexes. The development of a senior center at a location within the Facemate Complex is also underway. Neither project is tied to the proposed demolitions, which are the subject of this PNF.

The removal of the buildings in both complexes is due to either their market infeasibility for reuse and/or their structural condition. All of these buildings, except Building #8 of the Facemate complex and Building #25 of the Uniroyal complex, were the subject of both a marketing re-use feasibility study and studies on their structural condition. For the Uniroyal complex, these studies were conducted to comply with Stipulation # 2 Marketing Study and Stipulation #3 Structural Analysis of the 2009 Memorandum of Agreement between the Massachusetts Historical Commission (MHC) and the City 5/31/96 (Effective 7/1/93) corrected



of Chicopee (MHC#46829) regarding the Phase I demolitions on the Fisk/Uniroyal complex. The buildings in the Facemate complex, except for Building#8, were subjected to the same studies. The entirety of these studies is included with this PNF.

The marketing re-use feasibility study, prepared by RKG for the City of Chicopee and MassDevelopment in April 2010, studied a wide range of data and reuse possibilities for the buildings in these two complexes. Office, industrial, retail, and residential uses were explored for the buildings (see Key Findings on page I-2 through I-7). RKG concluded that the Administration Building (#26) and the Grove Street Building (#25) of the Uniroyal complex and Building #1 (Stable/barn, also called a warehouse building) and Building #3 (Clock Tower Building) on the Facemate complex presented possibilities for reuse, based on market factors (see Preliminary Conclusions and Redevelopment Implications on pages I-7 through I-8).

All of the buildings in both complexes (except Building #8 of the Facemate complex and Building #25 of the Uniroyal complex) were subjected to structural evaluations that were performed by Tighe & Bond, Inc. (T&B) in May 2010. T&B's Phase 1 structural evaluation examined 15 buildings in both complexes (except for Building #25 in the Uniroyal complex since it is currently occupied by a tenant). Six buildings were determined to be in fair enough condition to be considered further, however, they exhibited varying degrees of structural problems. The two buildings deemed to be in the best condition (i.e. nothing had collapsed), based on the preliminary structural evaluation, were Building #1 of the Facemate complex and Building #27 of the Uniroyal complex. Two additional buildings evaluated found to be in fair condition, but with some structural issues, were Building #42 and Building #43 of the Uniroyal complex. The remaining two buildings of the six, which exhibited more significant structural concerns, were Building #3 of the Facemate complex and Building #26 of the Uniroyal complex.

However, only Building #1, Building #3, and Building #26 were judged to be possible candidates by RKG for future re-use. Building #27, Building #42, and Building #43, although in fair condition, do not possess square footage, floor plan configurations, or specific locations in the complex to be considered candidates for re-use under any circumstances, but especially given the area's current and predicted future real estate market. The T&B report specified that Building #26, Building #3, and the Stair Tower Building section of Building #5 should be examined further in a Phase 2 structural evaluation.

A Phase 2 structural evaluation of Building #1, Building #3, and the Stair Tower Building section of Building #5 of the Facemate complex and Building #26 of the Uniroyal complex was subsequently prepared by BETA Group, Inc. in August 2010. An addendum to this report was prepared in September 2010, which reassessed these buildings with the newly-issued Eighth Edition of the Commonwealth of Massachusetts' Commercial Building Code. The initial evaluation (see Executive Summary on page 3 of the August 2010 study) found that three of the four buildings (Building #1 and the Stair Tower Building section of Building #5 in the Facemate complex and Building #26 of the Uniroyal complex) were possible candidates for reuse, although costs were relatively high for upgrades on some due to structural/condition issues. These initial evaluations regarding reuse/redevelopment costs were solidified in the addendum report (see page 1 of the September 2010 study), as the costs for rehabilitation of Building #3 (the Clock Tower Building) are now even higher as the result of the updated Massachusetts building code.

**Does the project include demolition? If so, specify nature of demolition and describe the building(s) which are proposed for demolition.**

Thirteen (13) buildings are proposed for complete demolition as a result of detailed marketing and structural investigations conducted in 2010. The studies demonstrate that these buildings are not feasible for reuse due to their seriously deteriorated physical condition, the threat they pose to public safety, and market conditions for the foreseeable future. These studies are included in their entirety with this PNF. These studies were conducted to comply with Stipulation # 2 – Marketability Study and Stipulation #3 Structural Analysis of the 2009 Memorandum of Agreement between the City of Chicopee and the MHC.

The buildings proposed for demolition are described below (corresponding photograph numbers are noted). Additional photographs, including interior views, for most of the buildings are within the structural analyses reports by Tighe & Bond and BETA, Inc., which are included with this PNF. Aerial views of both complexes are also provided in Appendix A of the Tighe & Bond report.



## **Uniroyal Complex, 154 Grove Street**

**Building #7** (Photograph #s 1, 2, 3 and 6) is a 6-story (and raised basement) brick pier and spandrel, flat-roofed industrial building with a slightly skewed rectangular footprint. The large paired window openings within each main bay contain original, although very deteriorated, wood multiple-pane sash.

**Building #8** (Photograph #s 4, 5, and 6) is quite similar in appearance and size to Building #7, although it has longer rectangular footprint and prominent projecting brick stair tower sections on the west side.

**Building #15** (Photograph # 7, 8 and d 9) is a cube-shaped boiler house structure with a tall central monitor, which is dominated by a brick smokestack to the south. The structure is sheathed in brick on the north and south sides, with terra cotta tile exterior on the west side. A series of metal and tile tanks are adjacent to the boiler house.

**Building #27** (Photograph #15, 16 and 17) is a 5-story concrete pier and brick spandrel rectangular industrial building with a flat roof. The multi-pane window sash seen throughout the building is presumably metal.

**Building #28** (Photograph #18, 19 and 20) is another 6-story brick pier and spandrel rectangular building, similar to Building #7 and #8, although it features single large multi-pane sash in the bays and has projecting brick stair towers on the north and west elevations.

**Building #33** (Photograph #21) is a square plan 2-story brick building connected to the south end of Building #28. The flat-roofed structure displays the same brick pier and spandrel construction and multiple pane sash windows of nearby buildings within the complex.

**Building #42** (Photograph #22, 23 and 24) is a massive, 5-story concrete pier and brick spandrel building, similar to Building #27 to which it is connected, but has much larger window openings with multiple pane industrial sash.

**Building #43** (Photograph #25, 26 and 27) is a 2-story, flat-roofed brick rectangular plan structure with concrete coping at the top of the parapet wall on all four sides. The large window openings are contained in slightly recessed areas between wide brick sections.

## **Facemate Complex, 5 West Main Street**

**Building #3 (Clock Tower Building)** (Photograph #30, 31 and 32) served as the administration building for the Chicopee Manufacturing Company and is estimated to date to the 1870s. The 2-story, flat-roofed brick building has a narrow stair tower with a steeply-pitched pyramidal roof at the northeast corner.

**Building #4** (Photograph #33, 34 and 35) is a 3-story brick building (originally No. 5 Mill, estimated to date to the mid-1870s) with a long rectangular plan and flat roof; the building is connected to Building #5 via a narrow, 4-story west end connector, which forms an L-shaped footprint in the north end of the Facemate complex. The building's east elevation displays a series of closely-spaced, segmental arched window openings. Stepped brick buttresses on the west elevation define a series of bays which contain groups of three and four window openings which also have segmental arched tops.

**Building #5/5B** (Photograph # 36, 37, 38, 39 and 40) is a 4-story brick building (originally No. 1, Main Mill, dating to 1874), which also has a long rectangular plan and flat roof. The building features a central projecting brick tower (called the Stair Tower section in the BETA, Inc. reports) on the front (south) elevation, which is not proposed for demolition. Two narrow brick stair towers project from the north elevation. The east end of the building has collapsed. A series of 1-story brick additions and a 4-story metal siding-clad connector to Building #4 at the west end of this building are collectively called Building #5B in the Tighe & Bond May 2010 Phase I report.

**Building #12** (noted as Building #2 in the Tighe & Bond May 2010 Phase I report) (Photograph #42, 43, 44 and 48) is a long, semi-circular 2-story building (originally No. 2 Storehouse and estimated to date to c. 1880)

with a small, 1-story rectangular addition on the south end. The brick structure has a series of regularly-spaced single windows on both stories of the east and west elevations. The roof and top brick sections of the building's south end are gone, due to a fire.

**Building #8** (Photograph #46, 47 and #48) is a 1-1/2 story brick building (originally the waste/picker house and No. 6 carding and storage building, estimated to date to c. 1900) with a rectangular plan and flat roof with parapet walls on the north and south ends. The building's east side is adjacent to a higher land elevation to the east, totally blocking access and visibility on this side.

Building #8 in the Facemate Complex was deemed not feasible for reuse due to its inability to realistically house possible functions studied in the April 2010 marketing study. It was not the subject of a structural evaluation, due to its severely deteriorated condition and market infeasibility. The building's small footprint, its poor and unattractive siting next to a hillside, and its physical condition are all factors in the determination that it is not cost-effective or feasible, in current market conditions, to reuse.

**Does the project include rehabilitation of any existing building? If so, specify nature of rehabilitation and describe the building(s) which are proposed for rehabilitation.**

The project does not include rehabilitation of any existing buildings. Buildings #25 (referred to as the Grove Street building in the RKG report) (Photograph #11, 12 and 13) and #26 (referred to as the Administration Building in the RKG report) (Photograph #13, 14, and 15) of the Uniroyal complex and Building #1 (referred to as the Stable/Barn in the RKG report) (Photograph #28 and 29) and the central stair tower on the front of Building #5 (Photograph # 41) of the Facemate complex are considered by the City to be possible candidates for reuse in future developments.

Marketing efforts will definitely consider proposals from private developers, public institutions, governmental agencies and others to support any efforts to utilize buildings that are not proposed for demolition. But until there is a Request for Letters of Interest, which is contemplated to be issued in early 2011, followed by interested developers who respond positively to their reuse, the City cannot state with certainty which buildings will be rehabilitated.

**Does the project include new construction? If so, describe (attach plans and elevations if necessary).**

No construction is being proposed at this time as part of this project.

**To the best of your knowledge, are any historic or archaeological properties known to exist within the project's area of potential impact? If so, specify.**

The Michelin/Uniroyal Complex at 154 Grove Street was documented as Area CHI.K (Fisk Rubber Company complex) and five individual buildings in the complex were documented on individual MHC forms (CHI.288, CHI.553, CHI.554, CHI.555, and CHI.556). The complex has been determined eligible for the National Register of Historic Places by the MHC.

The Facemate Complex (the former Chicopee Manufacturing Co. complex) at 5 West Main Street was documented as Area CHI.Q.

There are no archaeological sites documented within the project's area of potential impact.

**What is the total acreage of the project area?**

Woodland	_____	acres	Productive Resources:		
Wetland	_____	acres	Agriculture	_____	acres
Floodplain	_____	acres	Forestry	_____	acres
Open space	_____	acres	Mining/Extraction	_____	acres
Developed	50	acres	Total Project Acreage	50	acres
				28.4 acres – Uniroyal complex	
				21.6 acres – Facemate complex	



**What is the acreage of the proposed new construction?**

N/A.

**What is the present land use of the project area?**

Vacant buildings, with one building (#25 in the Uniroyal Complex) currently occupied by tenants.

**Please attach a copy of the section of the USGS quadrangle map which clearly marks the project location.**

See Figure 1

This Project Notification Form has been submitted to the MHC in compliance with 950 CMR 71.00.

Signature of Person submitting this form *Rita Walsh* Date: 11/10/2010

Name: Rita Walsh, Senior Preservation Planner, Vanasse Hangen Brustlin, Inc.

Address: 101 Walnut Street

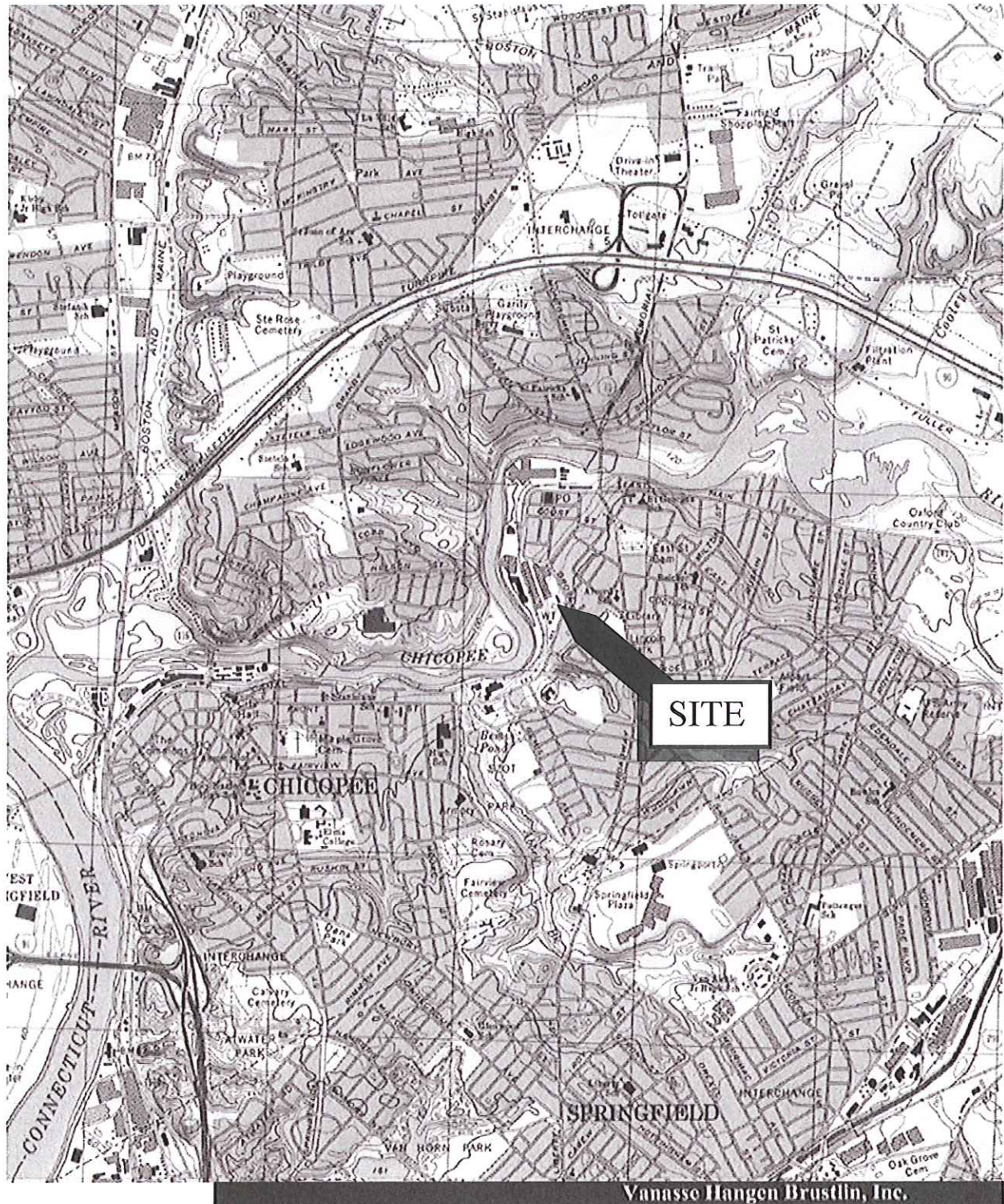
City / Town: Watertown, MA 02472

Telephone: (617) 607-2967

**REGULATORY AUTHORITY**

950 CMR 71.00: M.G.L. c. 9, §§ 26-27C as amended by St.1988, c.254.



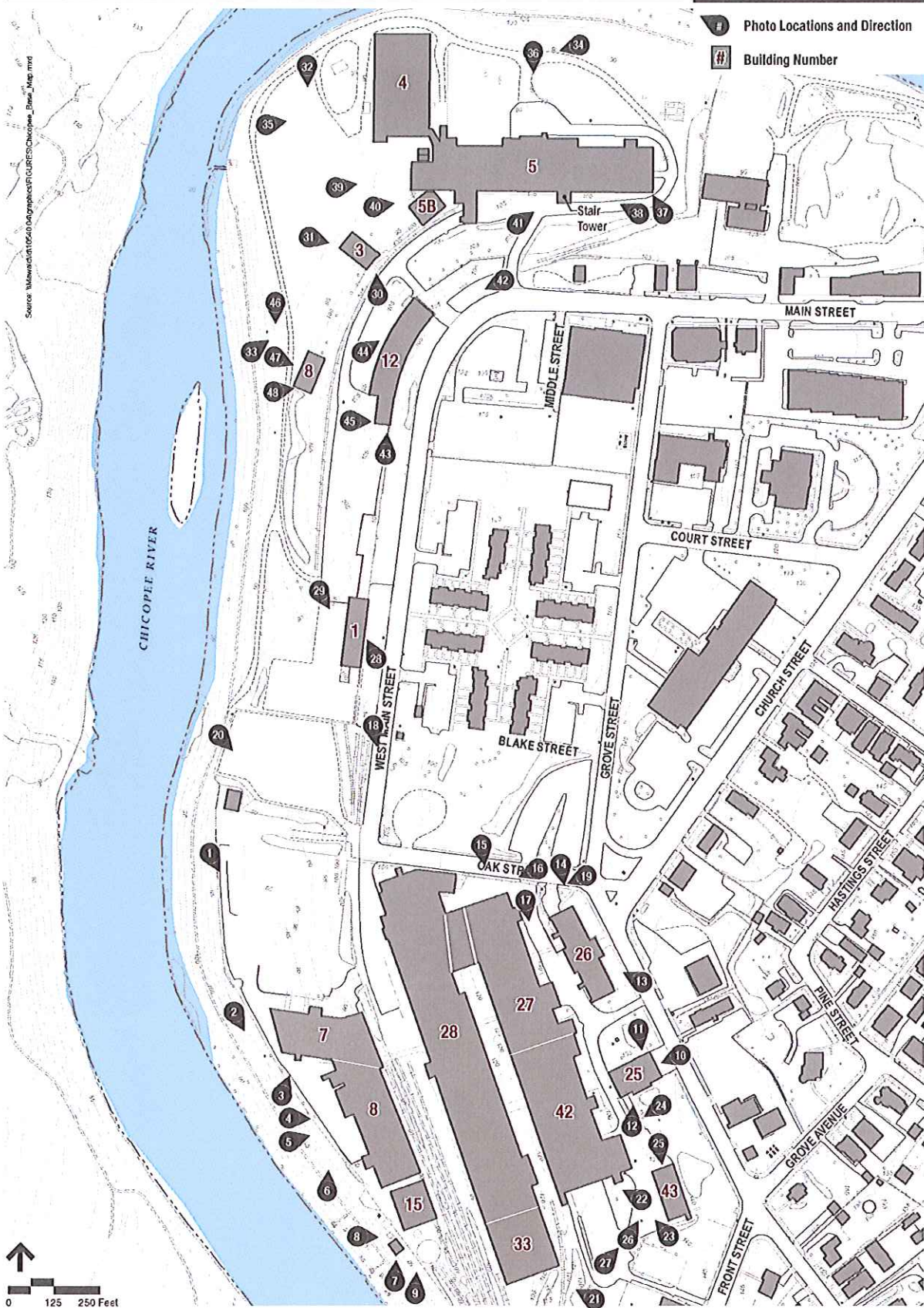


Uniroyal/ Facemate Complex  
Phase II Demolitions  
Chicopee, MA

Figure 1 – Locus Map  
November 2010

↑  
N.T.S.





Vanasse Hangen Brustlin, Inc.

Figure 2

Uniroyal/Facemate Complex  
Phase II Demolitions  
Chicopee, MA  
Photograph Locations





**1. Building #7, Uniroyal Complex, 154 Grove Street, Chicopee, MA. View of north elevation, Photographer facing S, October 2010**

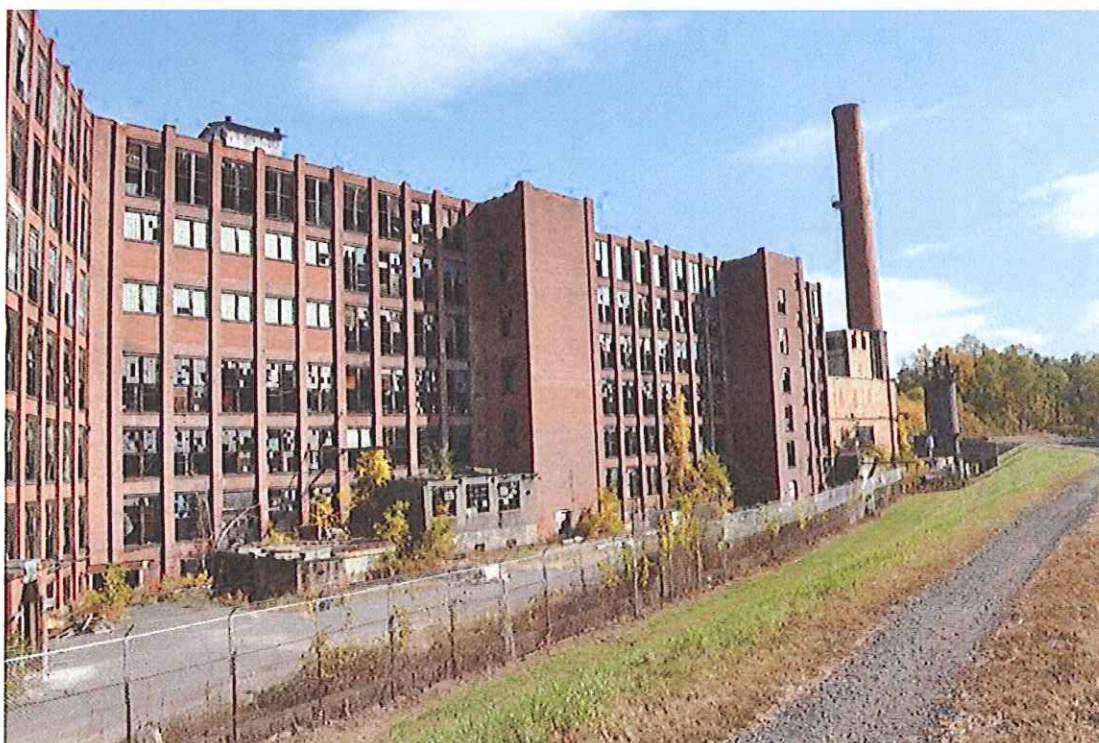


**2. Building #7, Uniroyal Complex, 154 Grove Street, Chicopee, MA. View of west elevation, Photographer facing SE, October 2010**





**3. Building #7, Uniroyal Complex, 154 Grove Street, Chicopee, MA.** View of south elevation, Photographer facing NE, October 2010

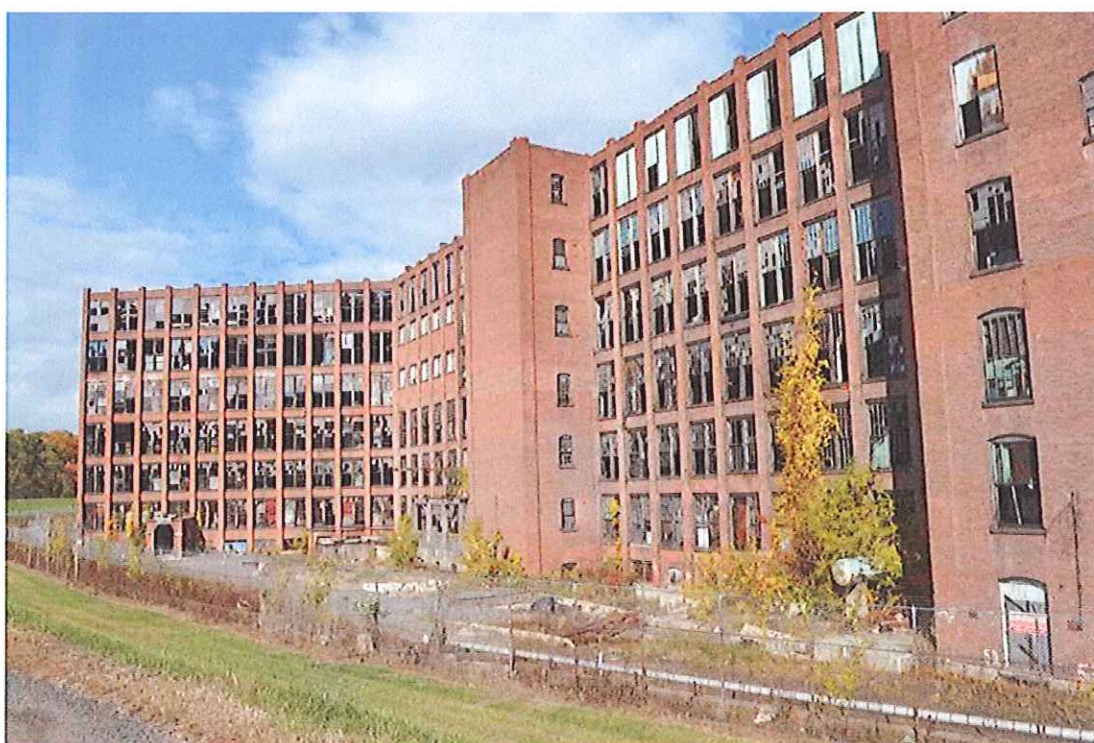


**4. Building #8, Uniroyal Complex, 154 Grove Street, Chicopee, MA.** View of west elevation, Photographer facing SE, October 2010





**5. Building #8, Uniroyal Complex, 154 Grove Street, Chicopee, MA. View of west elevation, Photographer facing E, October 2010**

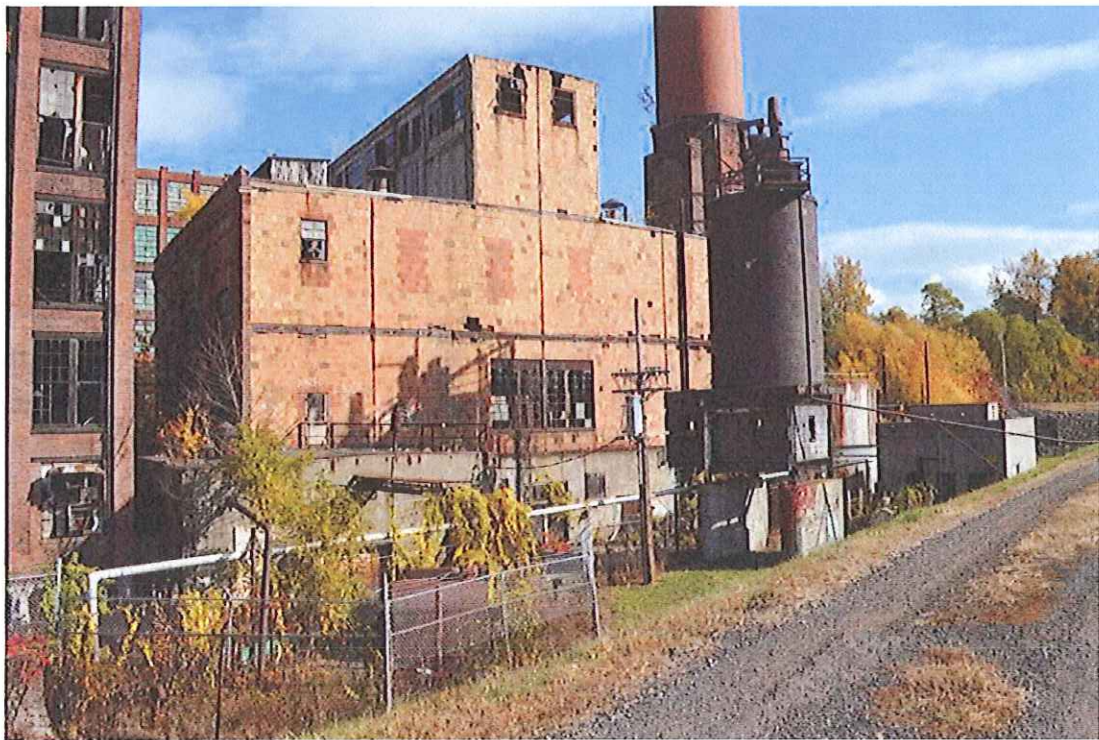


**6. Building #8 (with #7 in rear), Uniroyal Complex, 154 Grove Street, Chicopee, MA. View of west elevation Photographer facing NE, October 2010**



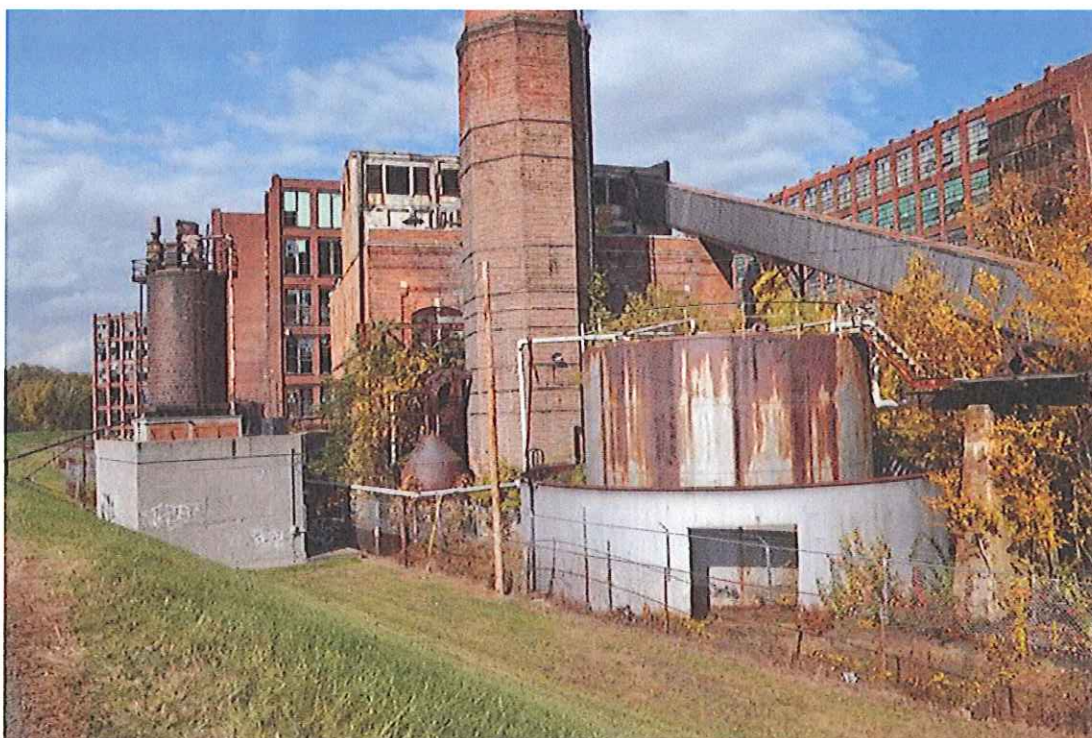


**7. Building #15, Uniroyal Complex, 154 Grove Street, Chicopee, MA.** View of west elevation , Photographer facing E, October 2010



**8. Building #15, Uniroyal Complex, 154 Grove Street, Chicopee, MA.** View of west elevation, Photographer facing SE, October 2010





**9. Building #15, Uniroyal Complex, 154 Grove Street, Chicopee, MA.** View of south elevation, Photographer facing NE, October 2010



**10. Building #25, Uniroyal Complex, 154 Grove Street, Chicopee, MA.** View of east elevation, Photographer facing W, October 2010





**11. Building #25, Uniroyal Complex, 154 Grove Street, Chicopee, MA. View of front (east) and north elevations, Photographer facing SW, October 2010**



**12. Building #25, Uniroyal Complex, 154 Grove Street, Chicopee, MA. View of south elevation, Photographer facing N, October 2010**





**13. Building #26, Uniroyal Complex, 154 Grove Street, Chicopee, MA. View of front (east) elevation, Photographer facing NW, October 2010**



**14. Building #26, Uniroyal Complex, 154 Grove Street, Chicopee, MA. View of north elevation, Photographer facing S, October 2010**





**15. Building #26 (on left) and Building #27, Uniroyal Complex, 154 Grove Street, Chicopee, MA. View of north elevations, Photographer facing S, October 2010**



**16. Building #27, Uniroyal Complex, 154 Grove Street, Chicopee, MA. View of east elevation, Photographer facing W, October 2010**





**17. Building #27 with #42 in rear, Uniroyal Complex, 154 Grove Street, Chicopee, MA.**  
View of east elevations, Photographer facing SW, October 2010



**18. Building #28 on left and #7 on right, Uniroyal Complex, 154 Grove Street, Chicopee, MA.** View of north elevations, Photographer facing S, October 2010





**19. Building #28 (with #27 at left) Uniroyal Complex, 154 Grove Street, Chicopee, MA.** View of east elevation , Photographer facing W, October 2010



**20. Building #28, Uniroyal Complex, 154 Grove Street, Chicopee, MA.** View of north and west elevations, Photographer facing SE, October 2010





**21. Building #33 (in foreground) with smokestack of #15 and portion of #28 in rear , Uniroyal Complex, 154 Grove Street, Chicopee, MA. View of south elevations, Photographer facing NW, October 2010**



**22. Building #28 (on left) and #42 (on right) Uniroyal Complex, 154 Grove Street, Chicopee, MA. View of south elevations, Photographer facing NW, October 2010**





**23. Building #42, Uniroyal Complex, 154 Grove Street, Chicopee, MA. View of south elevation, Photographer facing N, October 2010**



**24. Building #42, Uniroyal Complex, 154 Grove Street, Chicopee, MA. View of east elevation, Photographer facing W, October 2010**





**25. Building #43, Uniroyal Complex, 154 Grove Street, Chicopee, MA. View of north elevation, Photographer facing S, October 2010**



**26. Building #43 on right, Uniroyal Complex, 154 Grove Street, Chicopee, MA. View of west elevation, Photographer facing NE, October 2010**





**27. Building #43, Uniroyal Complex, 154 Grove Street, Chicopee, MA.** View of west and south elevation, Photographer facing E, October 2010



**28. Building #1, Facemate Complex, 5 West Main Street, Chicopee, MA.** View of south and east elevation, Photographer facing NW, October 2010





**29. Building #1, Facemate Complex, 5 West Main Street, Chicopee, MA.** View of north and west elevation, Photographer facing SE, October 2010

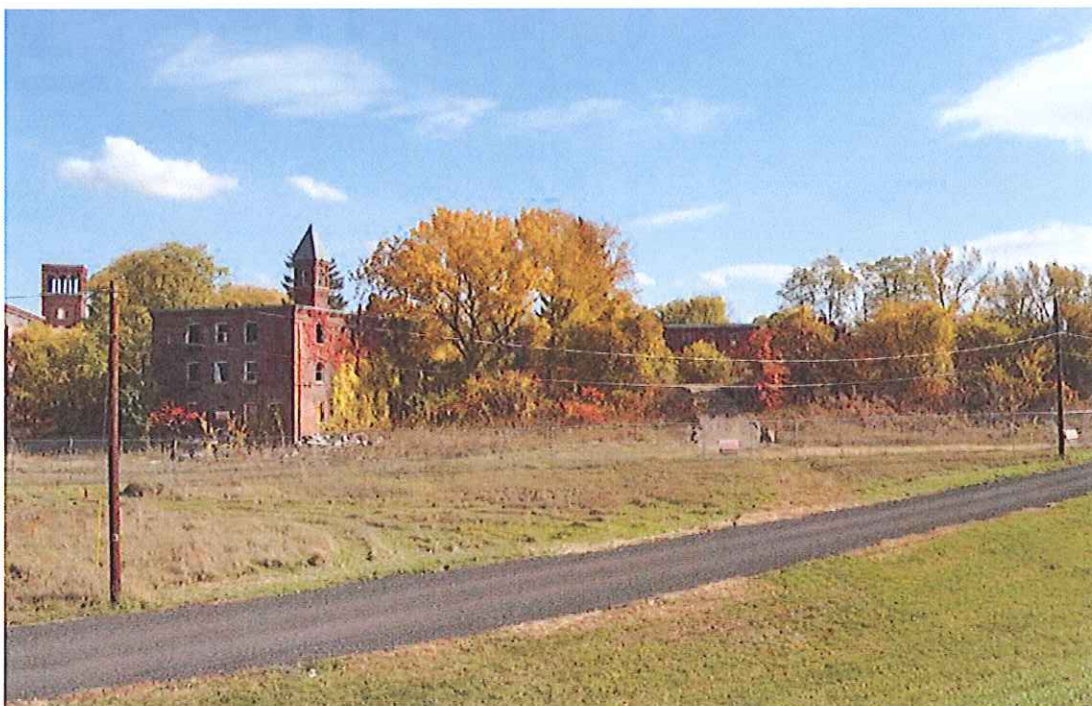


**30. Building #3, Facemate Complex, 5 West Main Street, Chicopee, MA.** View of front (east) and partial south elevation, Photographer facing NW, October 2010





**31. Building #3, Facemate Complex, 5 West Main Street, Chicopee, MA. View of rear (west) elevation, Photographer facing SE, October 2010**



**32. Building #5 central stair tower (left), Building #3, and rear of Building #12 , Facemate Complex, 5 West Main Street, Chicopee, MA. View of west side of complex, Photographer facing SE, October 2010**





**33. Building #4 (on left), Building 5B (west additions ) in center, and Building #3, Face-  
mate Complex, 5 West Main Street, Chicopee, MA. View of west side of complex, Photog-  
rapher facing NE, October 2010**



**34. Building #4, Facemate Complex, 5 West Main Street, Chicopee, MA. View of east ele-  
vation, Photographer facing W, October 2010**





**35. Building #4, Facemate Complex, 5 West Main Street, Chicopee, MA.** View of west elevation, Photographer facing E, October 2010



**36. Building #5, Facemate Complex, 5 West Main Street, Chicopee, MA.** View of north elevation, Photographer facing S, October 2010





**37. Building # 5, Facemate Complex, 5 West Main Street, Chicopee, MA.** View of east and elevation, Photographer facing NW, October 2010

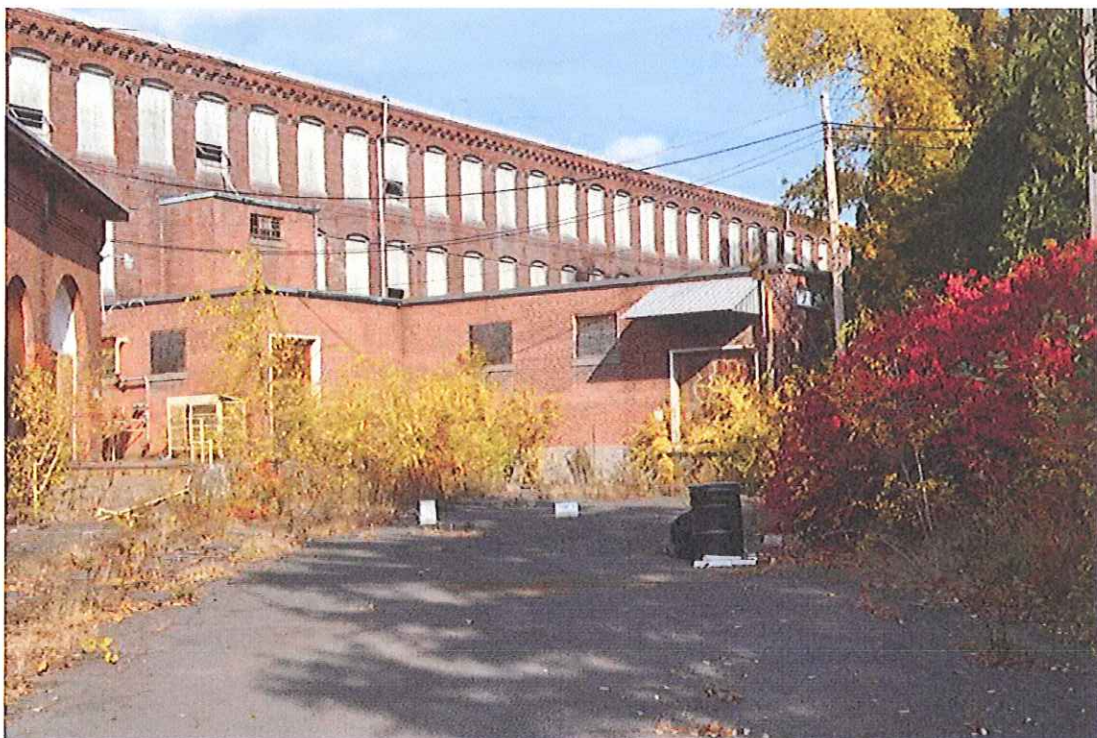


**38. Building #5, Facemate Complex, 5 West Main Street, Chicopee, MA.** View of south (front) elevation, Photographer facing NW, October 2010





**39. Building #4 on left and Building #5 and its additions (#5B) on right, Facemate Complex, 5 West Main Street, Chicopee, MA. View of west elevations, Photographer facing E, October 2010**

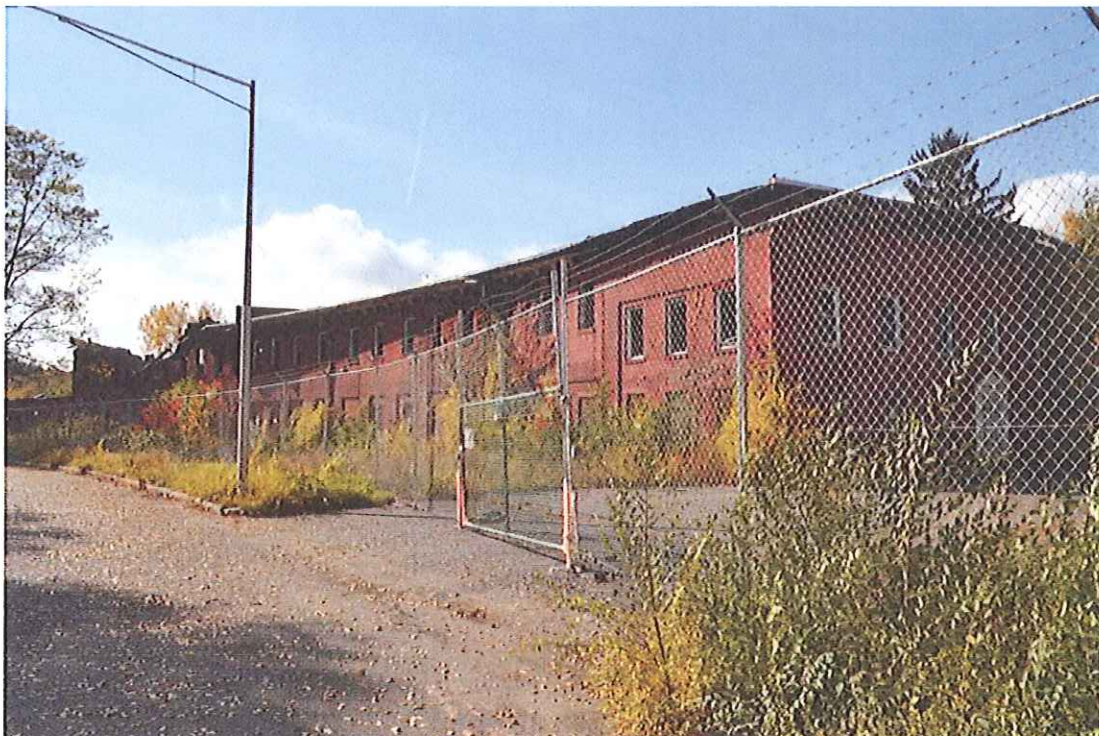


**40. Building # 5 and additions on west side (#5B), Facemate Complex, 5 West Main Street, Chicopee, MA. View of south elevation, Photographer facing NE, October 2010**





**41. Stair Tower section of Building #5, Facemate Complex, 5 West Main Street, Chicopee, MA.** View of stair tower on south (front) elevation, Photographer facing NW, October 2010



**42. Building #12, Facemate Complex, 5 West Main Street, Chicopee, MA.** View of east and north elevation, Photographer facing SW, October 2010



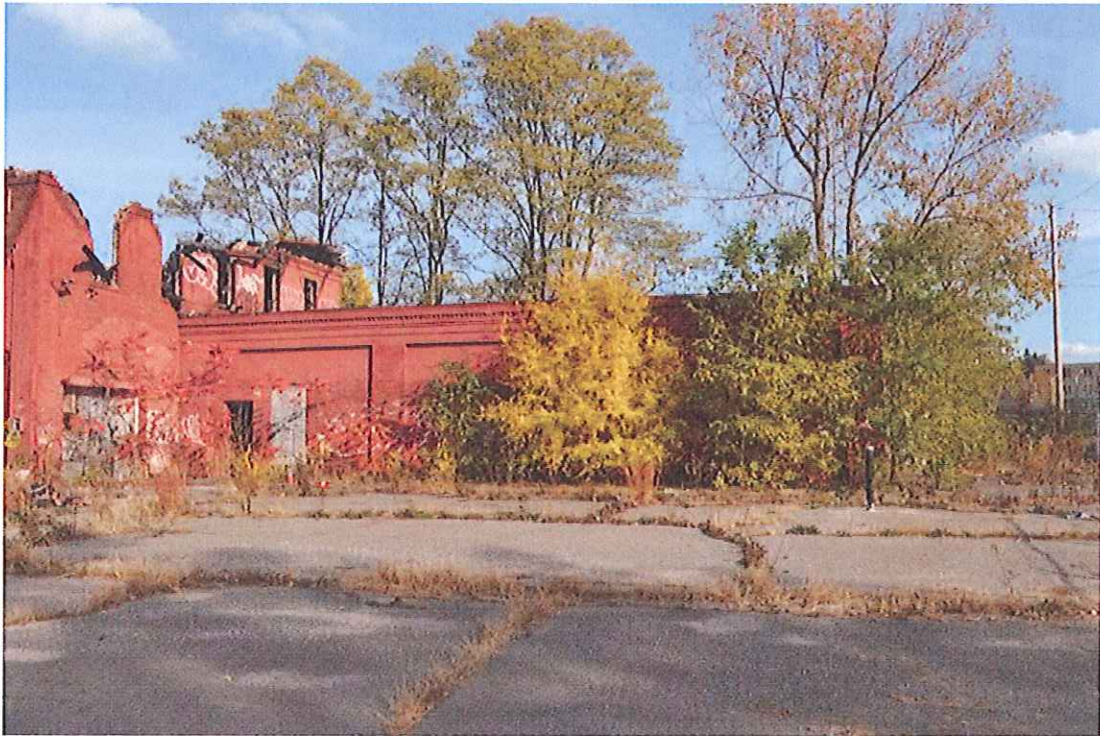


**43. Building #12 Facemate Complex, 5 West Main Street, Chicopee, MA.** View of south and east elevation, Photographer facing NW, October 2010



**44. Building #12, Facemate Complex, 5 West Main Street, Chicopee, MA.** View of north end of west elevation, Photographer facing NE, October 2010





**45. Building #12, Facemate Complex, 5 West Main Street, Chicopee, MA. View of south end of west elevation, Photographer facing E, October 2010**



**46. Building #8, Facemate Complex, 5 West Main Street, Chicopee, MA. View of west elevation, Photographer facing SE, October 2010**





**47. Building #8 (with #12 in background) Facemate Complex, 5 West Main Street, Chicopee, MA. View of west and south elevation, Photographer facing E, October 2010**



**48. Building #8 (with #12 in rear), Facemate Complex, 5 West Main Street, Chicopee, MA. View of roof condition of both buildings, Photographer facing E, October 2010**